WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140021175 DEEDWARR
Recvd: 03/31/14 09:57 2 pgs
Fees: 13.00 Taxes: 151.70

20140331-0026087

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $41,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2014.

Notary Public

MY COMMISSION EXPIRES: 6/3/16

(AFFIX SEAL)

KIMIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hermelinda Domingez	Hermelinda Domingez	16204005200
(NAME)	(NAME)	
112 Tomarand Road	112 Tomarand Road	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Michael Scott Clark, married**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Hermelinda Domingez**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 147, on the plan of Anioch Park, Section 5, as shown on plat of record in Plat Book Book 4460, page 58, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jerry S. Clark by Transfer dated from James F. Howell, Jr. and wife, Sharon Howell of record in Book 5361, Page 518, Register's Office for Davidson County, Tennessee. The said Jerry S. Clark died testate on 12/09/2013 devising subject property to Michael Scott Clark as evidenced by the Last Will and Testament of Jerry S. Clark filed in Instrument 201401220006198, in the Register's Office for Davidson County, Tennessee and as evidenced in Probate No. 14P61, in the Probate Court for Davidson County, Tennessee. Said property has never been the marital residence of the Grantor.

All matters as set forth per Plat Book 4460, Page 58, said Register's Office.
Restrictions of record in Book 4562, Page 949, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 112 Tomarand Road, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said

GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 28th day of March, 2014.

Michael Scott Clark

State of Tennessee
County of Wilson

Personally appeared before me Michael Scott Clark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of March, 2014.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122